



City of Seattle Preliminary Assessment Report

November 04, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form and also on your pre-application site visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2211, 2212, 2213, and 2214).

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6231060	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	
Category	INSTITUTIONAL	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	5000 SW Spokane St		
Location			
Zoning		Applicant	STUART STOVIN 1725 8TH AVE N SEATTLE WA 98109 (206) 285-3555
King County APN	6318000005		
Permit Status	Initial Information Collected		
Description of Work	Install (2) portable classroom buildings on existing asphalt paving @ Schmitz Park Elementary School	Applicant Email	stuart@hhaseattle.com
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

PASV Report

Contact: Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

The site plan did not include the following existing or proposed elements:

Contours at 2'-0 intervals and/or spot elevations, within 100 LF of proposed work, that clearly indicate the topography of the lot.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Riparian management area

Wetland

Fish and wildlife

Earth Disturbance

In addition, provide detailed cross-sections for: Anchorage of portable to earth. Also, cross-sections that indicate construction details for any access ramps or stairs.

Existing ROW Conditions

Street Conditions

SW HINDS ST

SW SPOKANE ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inches

Potential Impacts to Seattle Parks Property

Project is adjacent to parks or park boulevards.

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Erosion Control

All projects, regardless of size, require erosion control in accordance with the requirements noted in the Stormwater, Grading and Drainage Control code (SMC 22.802015 and 22.8.2.016). The details noted below refer to details found on the Temporary Erosion and Sedimentation Control Standard Plan and the Construction Stormwater Control Technical Requirements Manual, which is available from DPD's Public Resource Center.

Show the following on the permit application Construction Stormwater Control Plan.

Cover bare soil with straw, mulch, or matting (detail E1.10 and E1.15)

Cover stockpiles and bare slopes (detail E1.15 and E1.20)

A temporary erosion and sedimentation control (TESC) inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. Call (206) 684-8900 to schedule an inspection after your permit is issued.

Inspectors Notes

No existing trees are located within 50 LF of proposed construction area.

Modifications to ECA Submittal Requirements

- ECA Exemption Note: No additional submittal requirements needed because of nearby mapped wetlands. Project expected to have no impact to wetlands or wetland buffers since the project will be > 200' from wetland and thus well outside any required buffer. Mapped Fish and wildlife area also poses no regulatory restrictions and does not trigger any additional submittal requirements.

Contact: Seth Amrhein, (206) 386-1981, seth.amrhein@seattle.gov

- Modification to ECA Submittal Requirements: A topographic survey is not required for intake but might be required during review if the project scope and location warrants such.

Contact: Jim Mattoon, (206) 684-5979, jim.mattoon@seattle.gov

- ECA Exemption Note: Based on the submitted site plan, the proposed development (portable buildings) will be located within steep slope buffers and will require ECA exemption and review. If the location of the proposed development is outside of steep slope areas and buffers, then ECA review may not be required.
Contact: Jim Mattoon, (206) 684-5979, jim.mattoon@seattle.gov

Standard Submittal Requirements for Projects in an ECA

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Seattle City Light Requirements

Contact: Bob Hansen, bob.hansen@seattle.gov

Other Requirements

- The new portables will need to be fed from the existing electrical service per SCL's "one site - one service" rule.

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

Existing Public Drainage Infrastructure

Sanitary sewer main location: SW Spokane St

Sanitary sewer main size: 15-inch

Storm drainage main location: SW Spokane St

Storm drainage main size: 12-inch

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Other. NA

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Other. NA

Other Requirements

- Project does not trigger drainage review. Note: any new storm/sewer requires a separate side sewer permit.

DPD Land Use Code Requirements

Contact: Branin Burdette, (206) 615-1331, branin.burdette@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

SW HINDS ST

Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

A vehicular turnaround/cul-de-sac is required when street or alley dead-ends at the property to be developed. Apply for SDOT SIP design guidance (see SDOT CAM 2211).

The street abutting this lot will be required to be improved with a hard surfaced roadway at least 18' feet wide. Apply for SDOT SIP Design Guidance for new hard surfaced roadways (See SDOT CAM 2211).

Other requirements: If SW Hinds St does not have an existing 18' hard surfaced roadway, you are required to pave the road to a width of at least twenty feet from the lot to the nearest hard surfaced street meeting this requirement.

SW SPOKANE ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

Other Requirements

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

SDOT Requirements

Contact: Leo Kaarrekoski, leo.kaarrekoski@seattle.com

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Contact: Susie Larson, susie.larson@seattle.gov

Water Availability

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20090538

Water Availability Certificate status: In Progress

Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.